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UNITED STATES DISTRICT COURT

DISTRICT OF NEVADA

U.S. BANK, N.A., NOT INDIVIDUALLY
BUT SOLELY AS TRUSTEE FOR THE
HOLDERS OF THE BEAR STEARNS
ASSET BACKED SECURITIES I TRUST
2006-AC1, ASSET BACKED
CERTIFICATES, SERIES 2006-AC1, a
national association,

Plaintiff,

vs.

SFR INVESTMENTS POOL 1, LLC, a
Domestic Limited Liability Company,

Defendants.

SFR INVESTMENTS POOL 1, LLC,

Counter/Cross Claimant,

vs.

U.S. BANK, N.A., NOT INDIVIDUALLY
BUT SOLELY AS TRUSTEE FOR THE
HOLDERS OF THE BEAR STEARNS
ASSET BACKED SECURITIES I TRUST
2006-AC1, ASSET BACKED
CERTIFICATES, SERIES 2006-AC1, a
national association; MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC., a Delaware corporation, as
nominee for

Case No. 2:15-cv-01527-JCM-CWH

**STIPULATION AND ORDER SETTING
ASIDE CLERK'S DEFAULT**

-AND-

**STIPULATION AND ORDER DISMISSING
VICHEARITH KHUON WITH PREJUDICE**

UNIVERSAL AMERICAN MORTGAGE
COMPANY, LLC, a Florida limited liability
company, its successors and assigns; and
VICHEARITH KHUON, an individual,

Counter/Cross Defendant.

SFR Investments Pool 1, LLC (“SFR”) and Cross-Defendant VICHEARITH KHUON (“KHUON”) stipulate and agree that the Clerk’s Default [ECF No. 76] entered on January 24, 2018 is hereby set aside.

Khuon stipulates and agrees that he no longer has any interest, ownership or otherwise, in the real property commonly known as **2830 Bridleton Avenue, North Las Vegas, NV 89081; Parcel No. 124-25-211-023** (“Property”). Khuon has been informed that the Property was sold on September 12, 2012 by the foreclosure sale conducted by Alessi & Koenig, LLC (“Alessi”), agent for Azure Manor/Rancho de Paz Homeowners Association (“the Association”). Khuon further stipulates and agrees that he will not contest the validity of the resulting foreclosure deed recorded in the Official Records of the Clark County Recorder, Instrument Number 201209240001108 or SFR Investments Pool 1, LLC (“SFR”) ownership interest in the Property.

Based on these representations, SFR Investments Pool 1, LLC and Khuon stipulate and agree that Khuon shall be dismissed from this action with prejudice, each party to bear their own fees and costs.

Dated this 1st day of March, 2018.

KIM GILBERT EBRON

/s/ Diana S. Ebron
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Dated this 1st day of March, 2018.

MCDONALD LAW GROUP, LLC

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*Attorneys for Cross-Defendant
VICHEARITH KHUON*


ORDER

UPON STIPULATION of the parties, and good cause appearing therefore, it is hereby

1 ORDERED that the Clerk's Default [ECF No. 76] entered against VICHEARITH KHUON on
2 January 24, 2018 is hereby set aside;

3 IT IS FURTHER ORDERED that Cross-Defendant VICHEARITH KHUON shall be
4 dismissed from this action with prejudice, each party to bear their own fees and costs.

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6 DATED March 5, 2018.

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8 
UNITED STATES DISTRICT JUDGE

9 Respectfully submitted:

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